



Mark Flutcher
El Paso County Assessor

1675 West Garden of the Gods Rd, Suite 2300
8:00AM-4:30PM Monday - Friday
(719)520-6600 Fax:(719)520-6635

August 22, 2025

2025 INITIAL CERTIFICATION OF VALUE SUMMARY

UPPER COTTONWOOD CREEK METRO DISTRICT #3

The current taxable assessed value for the tax boundary is **\$53,107,480**.

Number of Accounts by Property Group

Real Property	Mobile Homes	Possessory Interest	Natural Resources	Personal Property	State Assessed
1386	0	0	0	6	1

Authority Value by State Abstract Classification

Classification	Actual Value	Assessed Value
Residential	\$847,694,889	\$52,979,630
Commercial	\$28,491	\$7,700
Industrial	\$0	\$0
Agricultural	\$0	\$0
Vacant Land	\$442,771	\$119,550
Natural Resources	\$0	\$0
Producing Mines	\$0	\$0
Oil and Gas	\$0	\$0
State Assessed	\$2,070	\$600
Sub Total (Taxable)	\$848,168,221	\$53,107,480
Exempt	\$2,202,803	\$419,020
Grand Total	\$850,371,024	\$53,526,500

Authority Value by Tax Area

Tax Area	Actual Value	Assessed Value
JER	\$717,220,576	\$44,922,870
JEU	\$130,945,575	\$8,184,010
SA_207	\$2,070	\$600
Taxable Total	\$848,168,221	\$53,107,480